

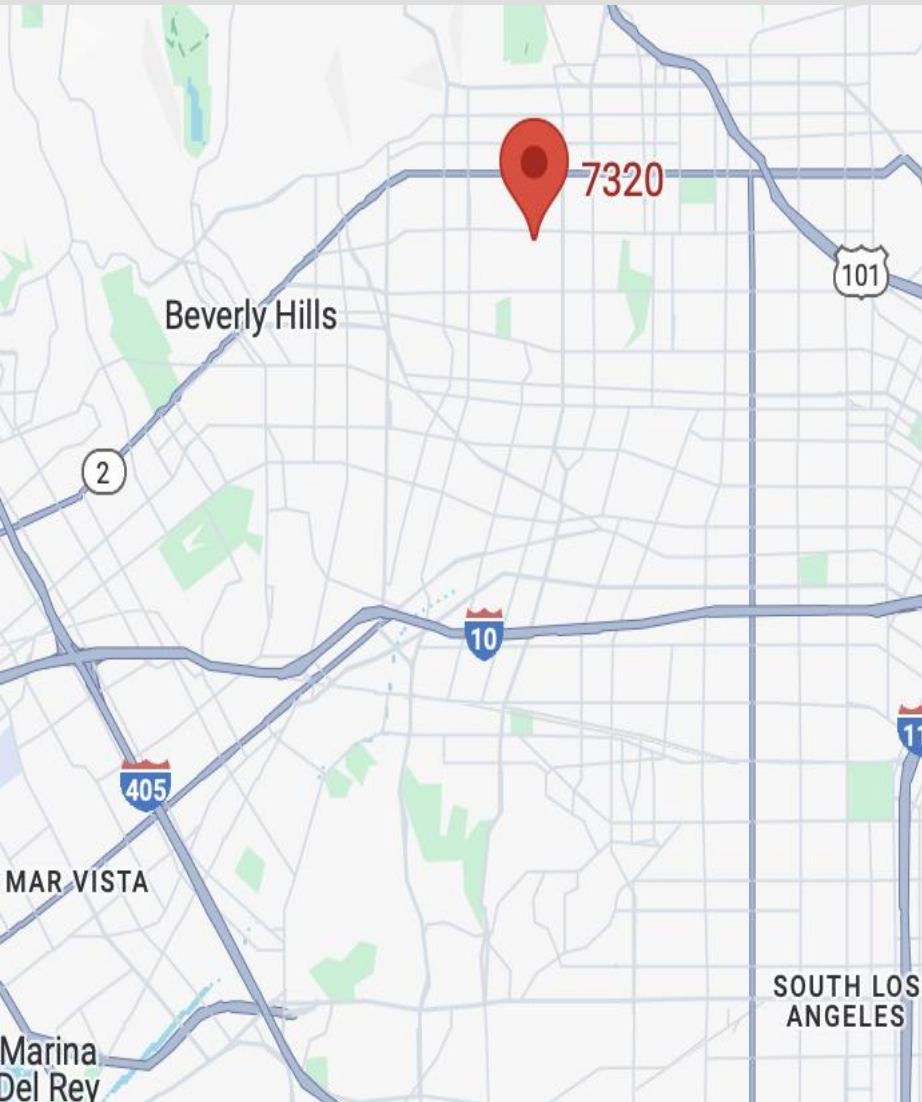
# Prime Melrose Corner For Sale

A.J.M.  RGHAN  
& COMPANY



7320 - 7326 Melrose Ave & 644-648 N Fuller Ave  
Los Angeles, CA 90046

# Property Highlights



A.J. Morgan & Company is proud to present a prime investment opportunity at the hard corner of Melrose Avenue and Fuller Avenue (7320–7326 Melrose Ave & 644–648 N Fuller Ave), one of the most recognizable intersections along the Melrose corridor.

Ideally positioned in the heart of the Melrose retail district, the property enjoys exceptional foot traffic and street visibility. Melrose Avenue is famed for its vibrant mix of fashion boutiques, trendsetting restaurants, and entertainment destinations, drawing both locals and tourists year-round. The area is anchored by high-end retailers and popular brands, adding to the area’s lively and constantly changing retail scene.

The property comprises approximately 8,100 square feet of building area across eight units (five along Melrose, three along Fuller) on an 11,000 square foot LAC4-zoned lot. Originally built in 1939, the site includes six tandem parking lanes with capacity for 12 vehicles.

This is a rare opportunity to acquire a high-profile, multi-tenant retail asset on a hard corner with meaningful upside in one of Los Angeles’ most sought-after commercial neighborhoods.

For additional details or to schedule a private tour, please reach out!

7320 - 7326 Melrose Ave. & 644 - 648 N Fuller Ave.

# Property Overview

## Property Summary

Purchase Price \$5,495,000

Cap Rate 7.00%

Parcel Number 5526-021-026

Year Built 1939

Building Sq. Ft. 8,100

Lot Size 0.25 Acre

Parking Tandem

Zoning LAC4



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# Rent Roll

Unit	Sq. Ft.	Tenant	Base Rent	Billable TICAM***	Total	Monthly PSF	Expiration Notes
Unit 644	650 SF	Vacant (Pro-forma)	\$2,300.00	\$250.00	\$2,550.00	\$3.55	Vacant
Unit 646	600 SF	Players Lounge Barbershop	\$2,324.00	\$140.00	\$2,464.00	\$3.87	3/31/28 3% bump 4/1/27, No Option
Unit 648	600 SF	Malakooti, Hamid	\$2,163.00	\$200.00	\$2,363.00	\$3.60	M to M No Option
Unit 7320	1,309 SF	Sneakerhead AV	\$6,100.00	\$450.00	\$6,372.00	\$4.52	M to M No Option
Unit 7320.5	1,752 SF	Vacant (Pro-forma)	\$7,008.00	\$1,051.00	\$8,059.00	\$4.00	Vacant
Unit 7322	890 SF	LA Video Games	\$3,713.00	\$300.00	\$4,013.00	\$4.17	11/30/27 3% bumps annually, No Option
Unit 7324	975 SF	Happy Ice LLC	\$4,568.29	\$375.00	\$4,943.29	\$4.68	10/31/26 No Option
Unit 7326	1,365 SF	QT Nail & Spa	\$5,928.00	\$385.00	\$6,313.00	\$4.34	11/30/28 No Option
*** Current billable TICAM subject to change upon sale***			\$34,104.29	\$3,151.00	\$37,255.29		

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# Operating Information

<b>Operating Income</b>	<b>Monthly</b>	<b>Annual</b>
Base Rent Income	\$34,104.29	\$409,251.48
TICAM Income	\$7,386.09	\$88,633.03
<b>Total Operating Income</b>	<b>\$41,490.38</b>	<b>\$497,884.51</b>

<b>Billable Expenses:</b>		
Management Fee (2%)	\$682.09	\$8,185.03
Janitorial	\$180.00	\$2,160.00
Pest Control	\$86.00	\$1,032.00
Trash	\$450.00	\$5,400.00
Property Insurance	\$800.00	\$9,600.00
Property Taxes	\$5,133.00	\$61,596.00
Water & Sewer	\$55.00	\$660.00
<b>Total Billable Expenses</b>	<b>\$7,386.09</b>	<b>\$88,633.03</b>

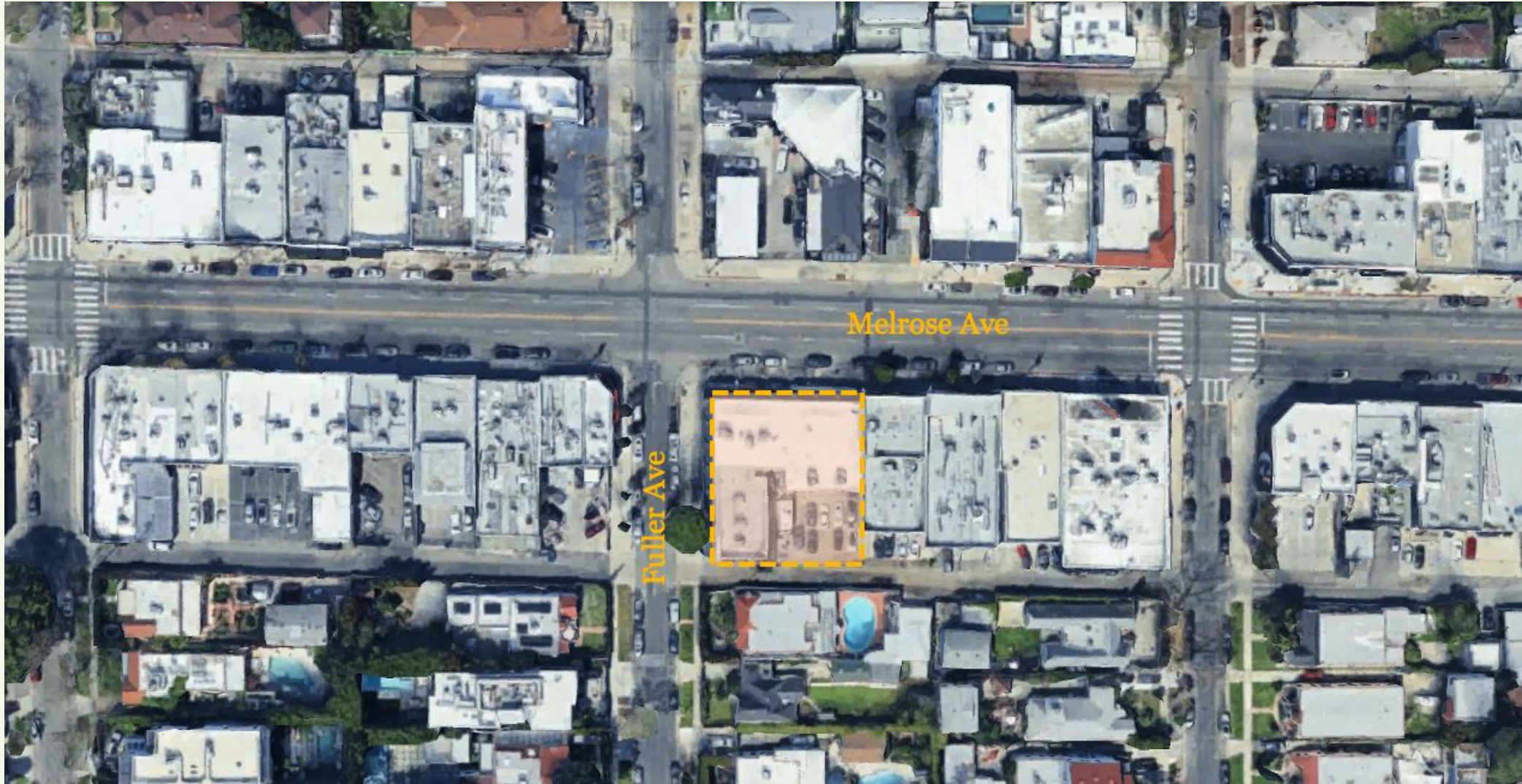
<b>Scheduled Operating Income</b>		
<b>After Expenses</b>	\$34,104.29	\$409,251.48
Reserves (3%)	\$1,023.13	\$12,277.54
Vacancy (3%)	\$1,023.13	\$12,277.54
<b>NOI</b>	<b>\$32,058.03</b>	<b>\$384,696.39</b>

# Building Photos



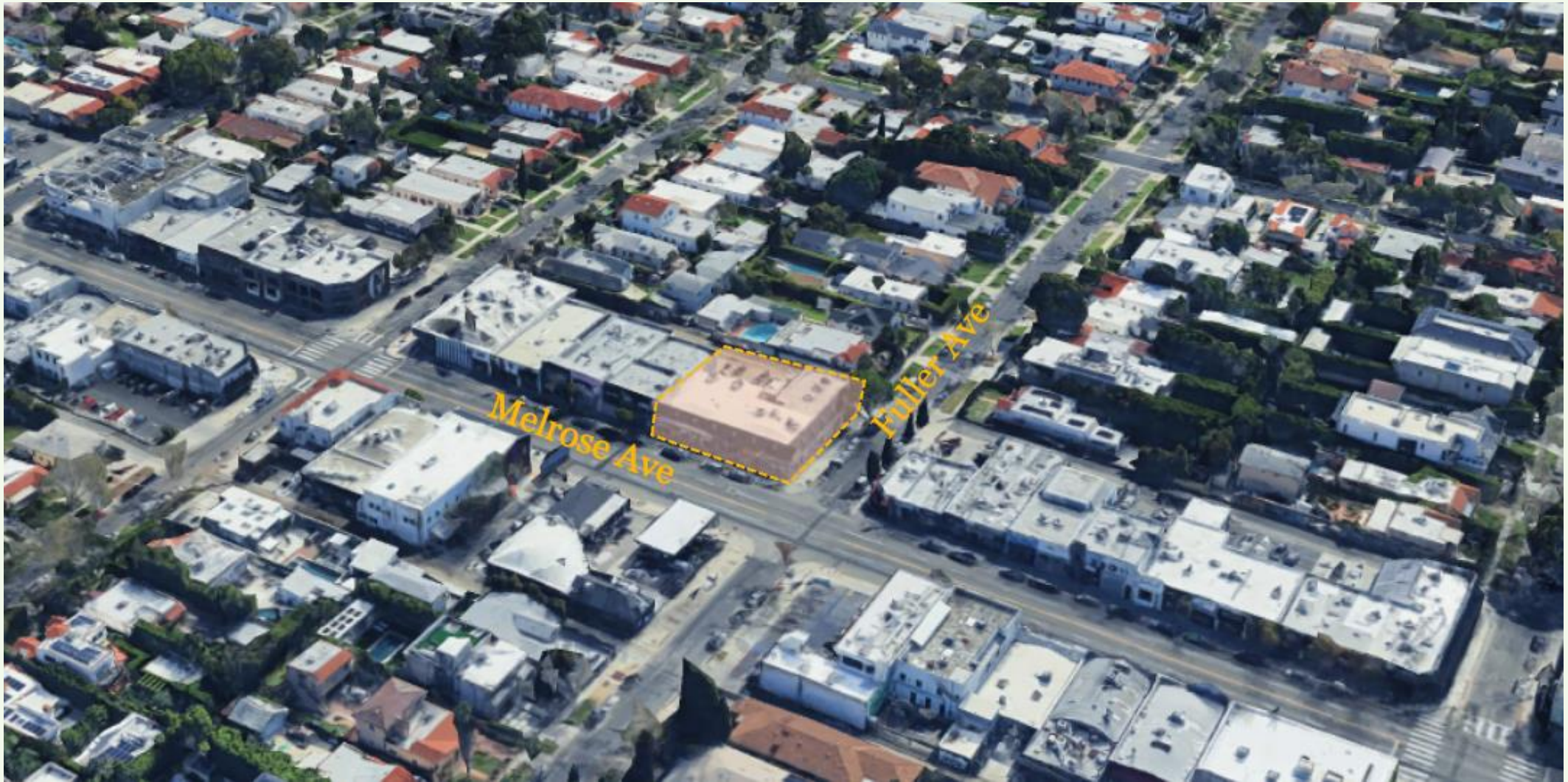
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# Aerial



7320 - 7326 Melrose Ave. & 644 - 648 N Fuller Ave.

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Charles Jacob | President  
818.625.4232  
DRE: 01060216

Julian Ohayon | Vice President  
818.835.7089  
DRE: 02098595

8315 Beverly Blvd. Ste 100 Los Angeles, CA 90048

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